



## *Creating the New Neighborhood: South Silver Spring*



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*This study builds on the new urban neighborhood that is emerging in South Silver Spring. The following recommendations propose a series of pedestrian oriented linkages that improve the livability and attractiveness of the South Silver Spring area.*





## Real World Examples: Pedestrian-friendly alleys have enhanced city life for centuries

Georgetown: Cady's Alley - under construction  
(conceptual sketch & progress photos)



Rendering by Richard Chenoweth, AIA

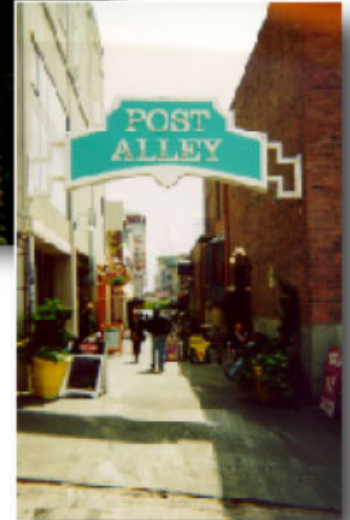


Seattle (2 different alleys)



Photo courtesy of City Design, City of Seattle

Rehobeth Beach, DE  
(2 different alleys)



Montreal  
(Vieux Montreal)





# South Silver Spring: The future home of more than 1000 households and various new businesses



## *Current Blocks are Industrial Scale: New Neighborhood Must Be Pedestrian Scale*

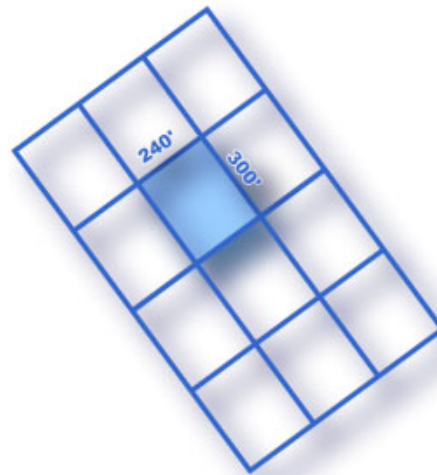
### Existing Block Pattern

Distances and block sizes are over three times the typical urban block, creating long walking distances and no sight lines.



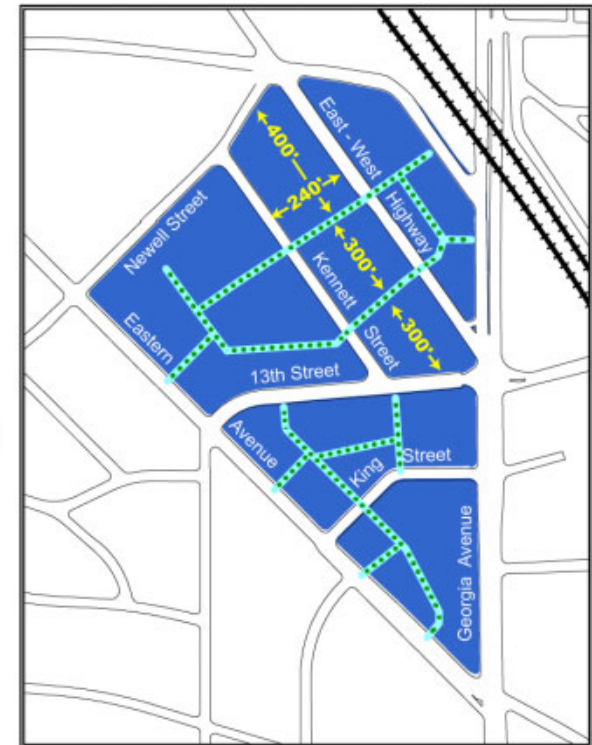
Current Block Sizes  
and Pathways

### Typical Urban Block



### Proposed Block Pattern

By breaking up the industrial scaled blocks into shorter urban blocks, pedestrians can find their destinations more easily.



Proposed Block Sizes  
and Pathways



# New Pathways Add to the Overall Circulation Plan

*Phases I, II and III are the most important first steps to connecting the high concentration of new businesses, employees and residents.*



PROPOSED PATHWAYS

IMPORTANT CONNECTIONS TO  
GREATER SILVER SPRING



# Phase I : Blair Mill Links

Improve private alleys to enhance pedestrian access to new activities



*Before I-A*

*Existing alley looks uninviting and dangerous.*



*After I-A*

*Future alley is attractive and pedestrian friendly.*



## *Add Streetscape Design Elements:*

- *Pavers*
- *Decorative Lighting*
- *Canopies*
- *Banners*
- *Planters*
- *Window Boxes*
- *New Signage*

*(Phase I-B improvements will be similar to what is shown for Phase I-A)*

# An Implementation Strategy Plan

## Phase I: Blair Mill Links

Project Phase	Start - Complete	Status/Next Steps	Issues
<b><u>Phases Ia &amp; b</u></b> <ul style="list-style-type: none"> <li>Owner: Blair Mill LLC (Barry Soorenko)</li> <li>Use/Access: Public Easement needed.</li> <li>Cost: \$400,000</li> <li>Funding: <ul style="list-style-type: none"> <li>- County</li> <li>- CDBG</li> <li>- HUD-EDI</li> <li>- Community Legacy</li> <li>- State Bond Bill</li> </ul> </li> </ul>	12-16 months	<ul style="list-style-type: none"> <li>Owner contacted/discussions begun.</li> <li>Consultant assignment issued to begin topographic survey and concept design.</li> <li>Design alley – paving, lighting, iron gates, street furniture and hanging flower baskets. Develop alley standards (DPWT, DPS, M-NCPPC)</li> <li>Incorporate Silver Spring Signage Program.</li> <li>Obtain easement agreement dedicated by owner.</li> <li>Develop mural project or other arts project.</li> <li>Develop maintenance-management plan (Urban District).</li> <li>Begin construction Fall/03.</li> </ul>	<ul style="list-style-type: none"> <li>Coordination with owner/developer and Mandatory Referral could delay project.</li> <li>Permitting could delay project since new standards for converting alleyways to pedestrian linkages might be required.</li> </ul>



# Phase I : Blair Mill Links

Work with private owner  
on compatible design



*Before I-C*

Existing private driveway



## Add Streetscape Design Elements:

- Pavers
- Decorative Lighting
- Canopies
- Banners
- Planters
- New Signage
- Trees



*After I-C*

Illustration of potential improvements  
(final design to be determined by private developer)

# An Implementation Strategy Plan

## Phase I: Blair Mill Links

Project Phase	Start - Complete	Status/Next Steps	Issues
<p><u>Phase Ic</u></p> <ul style="list-style-type: none"> <li>New private development: JBG, Gateway and Silver Spring Innovation Center.</li> <li>Owner: JBG/Soorenko</li> <li>Public amenity</li> <li>Funding: By Developer</li> </ul>	18-24 months	<ul style="list-style-type: none"> <li>Conclude negotiations for County's Silver Spring Innovation Center and incorporate link in that development agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Assure related linkages are required through Planning Board approval of JBG project.</li> <li>Complete closure and abandonment of Blair Mill Road.</li> <li>Finalize private/public parking requirements.</li> <li>Work with private owner on compatible design.</li> </ul>



Aerial photo of existing site



Proposed Gateway Mixed Use Development  
(A Portion of Blair Mill Road will be abandoned)



# Phase II: East - West Links

Some new pathways can be shared by pedestrians and cars alike.



*Before II-A*

*This driveway adjacent to the Gramax building currently functions as a parking and drive thru lot for a rental car business.*



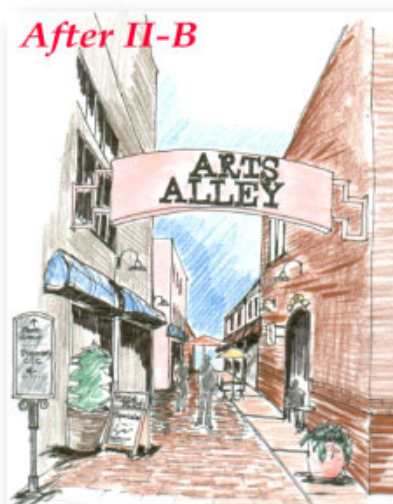
*Before II-B*

*The existing circulation path does not allow the pedestrian to find the public parking garage with much ease.*



*After II-A*

*A new street adjacent to the Gramax building will provide a better connection for cars and pedestrians.*



*After II-B*

*The future pathway can provide a direct, pleasant and safe environment for pedestrians*

## *Add Streetscape Design Elements:*

- *Pavers*
- *Decorative Lighting*
- *Canopies*
- *Banners*
- *Planters*
- *Landscaping*
- *New Signage*

# An Implementation Strategy Plan

## Phase II: East - West Links

Project Phase	Start – Complete	Status/Next Steps	Issues
<b><u>Phase IIa</u></b> <ul style="list-style-type: none"> <li>Owner: Rose Crivella</li> <li>Tenant: Thrifty Car Rental</li> <li>Access: Acquisition of three small parcels.</li> <li>Cost: \$2 million including acquisition.</li> <li>Funding: <ul style="list-style-type: none"> <li>- County</li> <li>- CDBG</li> <li>- HUD-EDI</li> <li>- Community Legacy</li> <li>- State Bond Bill</li> </ul> </li> <li>Acquisition cost partially recovered through infill development.</li> </ul>	24-30 months.	<ul style="list-style-type: none"> <li>Owner is approachable and willing to sell.</li> <li>Obtain appraisal and metes and bounds survey.</li> <li>Negotiate purchase of land.</li> <li>Develop new, urban, "Connector Street" standard that is a combination pedestrian link and service road.</li> <li>Relocate Thrifty Car Rental.</li> <li>Assign topographic survey, concept and design drawings to consultant.</li> <li>Acquisition after appropriation (7/03).</li> <li>Coordinate with DPWT/Park and Planning/RST Development and the Silver Spring Urban District.</li> <li>Begin streetscape construction.</li> </ul>	<ul style="list-style-type: none"> <li>Non-standard street-permitting issues. Coordination will require collaboration with DPWT, DPS, M-NCPPC and others to create a new street standard that is appropriate to this application.</li> <li>Thrifty Car Rental can be relocated within Silver Spring</li> </ul>
<b><u>Phase IIb</u></b> <ul style="list-style-type: none"> <li>Owners: Imperial Investment Company (Martins Family).</li> <li>Tenant: NTB Tires</li> <li>Access: Purchase public easement.</li> <li>Cost: TBD.</li> <li>Funding: County.</li> </ul>	24-30 months.	<ul style="list-style-type: none"> <li>Contacted property owners, and NTB (tenant) - willing to discuss</li> <li>Negotiate terms of the easement and legal liability agreement.</li> <li>Assign topographic survey, concept and design drawings to consultant.</li> <li>Work with architect to design new building side elevation to include mural.</li> <li>Incorporate Silver Spring Signage Program.</li> <li>Develop maintenance management plan (Urban District).</li> </ul>	<ul style="list-style-type: none"> <li>Needs further study</li> <li>Nature of linkage to be determined- street/ promenade/future development opportunities.</li> <li>Mid-block crossing for pedestrians.</li> <li>Coordinate facade treatment with Discovery Creative Technology Center.</li> </ul>





# Phase III : Kennett Links

Impersonal driveways can become artistic attractions.



*This driveway from the public parking garage is not currently accessible.*



*This future driveway can provide residents and employees a pleasant and safe shortcut to services along Eastern Ave.*



## **Add Streetscape Design Elements:**

- Pavers
- Decorative Lighting
- Canopies
- Banners
- Planters and Landscaping
- Window Boxes
- New Signage
- Wall Mural

Photo of flag mural by Jack Ramsdale used with permission for DHCA sketch. Original mural by Meg Saligman.



# An Implementation Strategy Plan

## Phase III: Kennett Links

Project Phase	Start - Complete	Status/Next Steps	Issues
<b><u>Phase IIIa</u></b> <ul style="list-style-type: none"> <li>Owner: Silver Spring Parking Lot District.</li> <li>Access: County owned.</li> <li>Cost: \$600,000</li> <li>Funding: <ul style="list-style-type: none"> <li>- County</li> <li>- CDBG</li> <li>- HUD-EDI</li> <li>- Community Legacy</li> <li>- State Bond Bill</li> </ul> </li> </ul>	12 months. (Could be a quick project to implement).	<ul style="list-style-type: none"> <li>Meet with DPWT (Parking Division).</li> <li>Assign consultant task to develop concept plan to include streetlights, paving, street furniture, Silver Spring signage.</li> <li>Coordinate meetings with DPWT, Park &amp; Planning &amp; Urban District.</li> <li>Develop CD drawings and begin construction</li> </ul>	<ul style="list-style-type: none"> <li>DPWT approval of links and project coordination.</li> <li>Future parking garage plans need to be investigated because an additional structure might be needed on this site that could impact link locations.</li> </ul>
<b><u>Phase IIIb &amp; c</u></b> <ul style="list-style-type: none"> <li>Owner: E. Brooke Lee Jr., ET AL, Triad Housing Corp., Patriot Group LLC</li> <li>Access: Acquisition of easement or Developer amenity.</li> <li>Costs: TBD</li> <li>Funding: County or Developer.</li> </ul>	TBD based on private redevelopment.	<ul style="list-style-type: none"> <li>Coordinate links with Triad Housing Corp., Contract purchaser.</li> <li>Continue discussions and meetings with owners and DPWT and Park &amp; Planning.</li> <li>Resolve implementation responsibility: County or Developer.</li> </ul>	<ul style="list-style-type: none"> <li>Once implementation responsibility is resolved, the issues can be determined.</li> </ul>





## *South Silver Spring Linkage Program Implementation Summary*

### 8 Segments

- 1 on County Owned Parking Lot District property
- 1 acquisition and relocation of Thrifty Car Rental
- 3 through private development amenity requirements
- 2 require public access easements
- 1 requires easement and partial building reconstruction

### Public Costs, estimated

- Phase I.....\$520,000    FY04
- Phase II.....\$2,420,000    FY04-06
- Phase III.....\$600,000    FY04-06

Total Base Costs.....\$3,540,000 over 3 years  
+ 10% contingency and amenity....\$354,000

Total Program Costs.....\$3,894,000

# *South Silver Spring Linkage Program*

## *Pre-implementation Steps*

### **Agency Reviews:**

- DPWT to review recommendations, solicit input and identify issues such as non-standard street design, public easements, acquisition, and improvements on Kennett Street Parking Garage site,
- DPS to identify Permitting concerns, preliminarily, such as conversion of private alleys to public walkways and DPS requirements, in general,
- Silver Spring Regional Center Staff to review recommendations, solicit input, identify community issues and discuss the role of the Urban District in maintenance of the new linkages,
- The Silver Spring Mobility Study Task Force to review recommendations, solicit preliminary input and coordinate with the work of the Task Force,
- Planning Board staff to review recommendations, solicit design input, discuss opportunities for developer implementation of some links and define Mandatory Referral requirements,
- DED to coordinate links with the Silver Spring Innovation Center, and
- OMB to review budget requirements and outline multiple year implementation strategy.

### **Presentations to Promote Support:**

- Silver Spring Citizens Advisory Board and relevant committees,
- □ Gateway/Georgia Avenue Development Corporation,
- Montgomery College facilities staff,
- Discovery staff,
- Developers
  - □ RST
  - □ JBG/Soorenko
  - □ Lee Development/ Triad Housing/ Patriot Group



## *Staff Acknowledgements*

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**South Silver Spring** Linking Businesses, Connecting Communities

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